Planning and Environment
Kent County Council
1st Floor
Invicta House
County Hall
Maidstone
Kent
ME14 1XX

Arcadis (UK) Limited
Suite 4D
Hodge House
114 – 116 St Mary Street
Cardiff
CF10 3DY
United Kingdom
Tel +44 (0)292 092 6700

arcadis.com

Our ref: 10044832
Date: 15 July 2024

**By Planning Portal**

Dear Sir / Madam,

**Full Planning Application Submission**
**Resubmission of a Planning Application for a New Tunnel and Associated Works at Bean Tunnel**

On behalf of our client, Kent County Council, we are pleased to enclose a full planning application for the resubmission of infrastructure works at Bean Tunnel. The Proposed Development site is herein referred to 'Bean Tunnel'.

The Proposed Scheme includes the provision of a new tunnel through the chalk spine under the B255 Bean Road between Bluewater Shopping Centre and the Eastern Quarry site, serving to directly connect the shopping centre to the new Eastern Quarry development and Ebbsfleet International Railway Station.

**Background and Context**

Kent County Council's (KCC) Planning Committee resolved to grant full planning permission subject to conditions on 27 May 2020 for the following:

> *'Full planning application for a new tunnel and associated road works for bus, cycling and pedestrian access to the east of Bluewater Shopping Centre, to link the Eastern Quarry, being developed as part of Ebbsfleet Garden City, and Bluewater shopping centre through a chalk spine which separates the two former quarries'.*

The planning application was submitted to KCC ('the County Planning Authority' (CPA)) on 14 October 2019 and was made valid on 5 November 2019. The application was submitted on behalf of KCC (Major Capital Programme) and constituted a Regulation 3 application meaning KCC was both applicant and determining authority.

The application was allocated reference number: DA/19/1549 (KCC/DA/0232/2019) and falls within the Dartford Borough Council (DBC) area. DBC and Ebbsfleet Development Corporation (EDC) (responsible for delivery of nearby Ebbsfleet Garden Village) were consultations on the original submission. The application was granted full planning permission on 24 June 2020, subject to conditions. A list of the suite of approved documents and plans is included in Annex 1 of this covering letter.

Planning permission was subsequently issued in June 2020 and remained valid for three years in line with the stipulations of Condition 1. We understand that all pre-commencement conditions attached to the permission were discharged. We further understand that due to a funding gap, the project was placed on hold; however new funding provisions are now in place and work can now resume on the project.

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Arcadis' understanding is that the works that have taken place on site are not considered to represent a lawful commencement of development on site by the CPA. In light of this, the permission has now expired, and a full resubmission is required to obtain planning consent for the proposed works, the planning application submission.

**Planning Application Deliverables Submitted**

In respect of the above, we are pleased to enclose the following information in support of the full planning application:

- Planning Application Form;
- Requisite Application Fee;
- Planning, Design and Access Statement;
- Structural Survey/Land Stability Survey (covered within the Planning Statement);
- Air Quality (Jacobs) & Construction Dust Assessment (Arcadis);
- Bluewater Full Input Data and Results;
- Ecological Impact Assessment (EcIA) (Bat Hibernation Survey Report Appended);
- Reptile Precautionary Method Statement;
- Dormouse Precautionary Method Statement;
- BNG Report, Plan & Metrics;
- BNG Conditions Sheet (within the BNG Report);
- BNG Baseline Habitat Figure & Proposed / Post Construction Habitats Figure (within the BNG Report);
- Existing Tunnel Sketch;
- Suite of Application Drawings:
    - Location Plan
    - General Arrangement Plan
    - Sections and Profiles
    - Site Clearance East & West
    - Design Drainage Plan
    - Lighting Design
    - Traffic Signs and Road Markings
    - New Tunnel Traffic Signals
    - Landscaping Plans
    - Design Kerbing Pavement & Fencing
    - Pavement
    - Tunnel Construction Sequence
    - Cliff Face Elevations / Cliff Stability
    - Design Existing Utilities
    - Vehicle Crossing
    - Pedestrian Guardrail Vehicle Bar Infill
    - Interface with Existing Pavement Construction Longitudinal and Transverse
    - Permanent Reinstatement Bituminous Carriageways
    - Precast Concrete Kerb, Quadrant, Channel & Edging
    - Pedestrian Ramps

Arcadis has resubmitted the original documents (with updates, where required) with the updated planning submission; together with updated ecological surveys as referenced above, also in line with the provisions of the Environment Act 2023 and the requirement to address BNG for major application submissions.

The resubmission of the previous technical work, as well as those formally discharged will eliminate the requirement of abortive work, as well as avoiding the need to formally attach planning conditions to any forthcoming planning consent (minus the CEMP and Method Statement). This process was agreed at the outset with KCC given the deliverables have already been satisfactorily discharged. This will assist in expediting delivery of this important transport scheme on behalf of the KCC Major Capital Programme that facilitates sustainable travel, as well as interconnectivity between Eastern Quarry and Bluewater Regional Shopping Centre – the strategically recognised sites by planning policy.

It is necessary to acknowledge the importance of the documents and drawings on which this planning application is based. These materials were created by third parties. Arcadis wishes to emphasise that the conclusions drawn regarding their significance have been carefully considered and addressed in detail as part of this application submission.

Furthermore, payment to the sum of £2,525 will be made by KCC as payment of the requisite application fee.

**Concluding Remarks**

It is respectively requested that Kent County Council Local Planning Authority formally grant permission for the works outlined above. If you require any further information to inform your decision, please contact us as soon as possible.

I trust that this information is useful to inform the pre-application discussion and I look forward to hearing from you soon. In the meantime, if there are any further queries regarding the proposals, please do not hesitate to contact me.

Yours sincerely

Chloe Jones
**Principal Consultant**

**Email**: chloe.jones@arcadis.com
**Mobile**: [redacted]